



## Manningtree

A substantial family home with a double garage, off-road parking and a generous garden moments from Manningtree High Street.

Offers in excess of £550,000

# Colchester Road

Lawford, Manningtree, CO11



- South facing garden
- Multiple living areas
- Excellent schools
- Excellent pubs and eateries within a short walk
- Mature boarders
- Study/Office
- Walking distance to High Street
- Double garage
- Fully Alarmed
- Close to parks

## The Property

Upon entering through the front door, you're welcomed into a spacious, light-filled entrance hall with convenient storage and a WC. To the rear of the property, you'll find a well-sized kitchen featuring ample wooden worktop space, classic shaker-style units, a Rangemaster, and a charming butler-style sink with views of the garden. The fully fitted kitchen includes an American Fridge Freezer and all appliances. The kitchen also provides direct access to the garden.

At the front of the home, there's a bright and roomy study, perfect for work or relaxation. Next to the study is the dining room, which flows into a garden room and connects to the generous living space. The living room, which can also be accessed from the hallway, offers lovely garden views and features a cosy fireplace, making it an inviting space to unwind.

Upstairs, you will find four generously proportioned bedrooms, each suffused with natural light, providing a tranquil sanctuary for rest and rejuvenation. The main bedroom features an en suite with a large Aqualisa shower, while the family bathroom comprises of a bath with over head shower, low-level wc and basin ensuring comfort for all.

## The Outside

Outside, the property offers parking for two cars along with a double garage equipped with power. The unoverlooked, south-facing garden features a recently installed large decked area, perfect for outdoor entertaining, as well as a paved patio and a lawned area. The entire plot, approximately 600 square meters, is enclosed by a mature hedge, providing privacy and security.

## The Area

Situated within walking distance of Manningtree town centre, this beautiful home occupies an enviable position. With an array of quaint cafes, wine bars and restaurants: the local amenities in Manningtree are plentiful. The popular wood fired pizzeria Lucca stands alongside, The Moghul Indian restaurant, Estuary Wine Bar, with its esteemed live music events, Manningtree Arts cafe with regular literary events and a quaint Mexican cafe called Maiz to name a few. There is also a sailing club, art gallery, library, theatre and both vintage and modern lifestyle shops.

Local schools are also plentiful, with numerous well regarded primary and secondary schools within a 5 minute drive of the property and many others only slightly farther afield including both grammar schools, in Colchester, which can be easily reached via bus route or train.

Transport links are excellent. A short walk from the property is Manningtree rail station where you can be in London Liverpool Street within the hour. There is good access to the A12 and A120.

Manningtree is also perfectly placed to explore Constable Country and the other lovely surrounding villages.

## Further Information

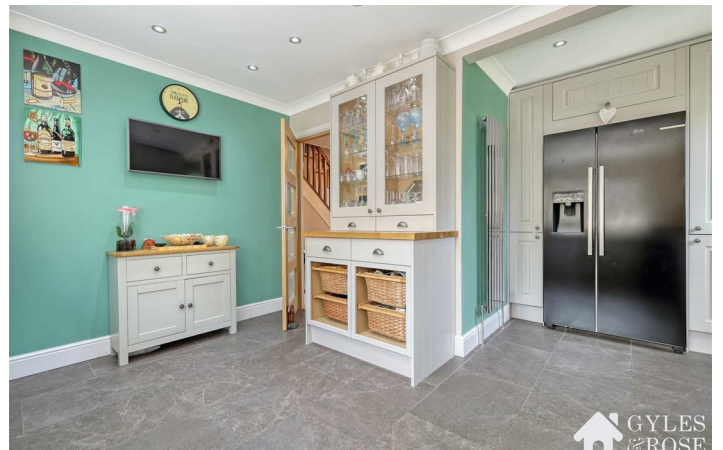
Tenure: Freehold

Council Tax: Tendring Band F

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Looking to retire and downsize to a smaller property in Suffolk



# Floor Plan



TOTAL FLOOR AREA: 1884 sq.ft. (175.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>62</p> <p>72</p>	<p>Key environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>C</b></p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	